

New Hewlett Bay Park Residence



One of a group of ten two story residences of old Colonial type of construction recently completed by the United Mortgage Corporation at Hewlett Bay Park, L. I., and designed by Henry Ives Cobb. The houses are grouped as to give an English setting. Side walks have been eliminated, as all residents of Hewlett Bay Park possess automobiles. The property is within two blocks of the Long Island Railroad.

INVESTOR ACQUIRES TWO HEIGHTS FLATS

Takes Over Houses Representing Total Valuation of About \$300,000.

MANY DWELLINGS SOLD

Former Home of Son-in-Law of Late H. H. Rogers Bought by Oil Merchant.

EDWARD H. ROGERS purchased from Gertrude Kominsky and Rose Sobel through A. V. Amy & Co. 552 West 141st street and 615 West 17th street, two apartment houses adjacent to Broadway. The former is a six story elevator structure, 55x100, containing twenty-four families, renting close to \$24,000 and held at \$135,000. The latter is a six story new law walk-up, 65x100, containing thirty-six families, renting for about \$25,000, held at \$145,000. The deal represents a total valuation of \$350,000 and comprises some Long Island properties taken in exchange. Leo Schaffron, attorney, represented the seller, and J. Adkins acted for the purchaser.

Samuel Remond Seafield Arms, a six story elevator apartment with 178 units at the northwest corner of Broadway and 178th street, to a client of Manhattan Brothers. It has a frontage of 145 feet, with a depth of 103 feet by irregular, and was held at \$350,000. Mr. Bremer purchased the property last week.

Louis F. Sommer sold \$41 Columbus avenue, northeast corner of 101st street, a five story double apartment, with two stores, held at \$65,000. The purchaser is the Ruxford Holding Company, Ruxford Building.

Walter F. Sherwood sold for the Barclay estate the five story tenement and store 181 West street and 23 Mulberry street, to A. L. Chas. The property has been under one ownership for more than 100 years, free and clear.

Babbitt Residence Sold

Douglas L. Elliman & Co. sold for Mrs. Kurnal Babbitt, represented by Cushman & Company, her five story American basement dwelling, 25x100.5, at 15 East Seventy-eighth street, to a client sold to be engaged in the oil trade. The property was held at \$200,000. It was built in 1902 by Jeremiah C. Lyons from plans by Buckman & Fox, architects, and on completion was purchased by Bryan H. Broughton, son-in-law of the late H. H. Rogers, who occupied it until 1915, when it was purchased by Mr. Babbitt.

Sale in Lenox Block

The four story residence of Leroy W. Baldwin, 8 East Seventy-eighth street, adjoining the site recently purchased by Marshall Field for a new residence, 4 and 6 East Seventy-eighth street, was sold through Wm. H. May & Co. to a client who will occupy. The property covers a lot 17.5x100.5, and was held at \$100,000. It is in the Lenox block and is subject to the Lenox private residence restrictions.

Other Dwelling Sales

Douglas L. Elliman & Co. sold 19 West Forty-ninth street, a five story American basement dwelling, with electric elevator, 25x100, for Mrs. William Armstrong, to Miss Adele Miller. The house was erected less than twenty years ago at a cost of approximately \$150,000. The new owner contemplates altering into stores and apartments.

Pease & Elliman, sold for W. H. Peck to a client of Ottenbourg, Strinler & Houston, the four story dwelling, 18.5x100, at 59 West Ninetieth street.

Duross Company, sold for E. E. Volhart to Edward Bromel, 655 Washington street, between West Tenth and Christopher streets, a four story house with store, 17.5x60.

Horne & S. Co. sold 121 East Ninety-first street, a three story dwelling, 15x78.9, for Morris Weiss.

Leroy Coventry sold for the Audubon Mortgage Company 33 West Ninety-fourth street, a four-story American basement dwelling.

DEAL ON WASHINGTON SQ.

J. Irving Walsh sold for the Elena Realty Corporation, 58.59 Washington Square South, 255-218 Thompson street, and 71-77 West Third street, 71x209, covered by various buildings, to the Angeles Realty Company.

BUYS COOPERATIVE SUITE

Samuel Tucker has purchased a suite in the 100 per cent. tenant owned apartment house, 485 Park avenue, through Douglas L. Elliman & Co. Mr. Tucker recently leased his residence, 155 East Sixty-first street, to Mrs. Edward C. Peter, through the same brokers.

DYCKMAN TAXPAYER SOLD

B. Osborne Smith, Inc., sold for the L. & B. Construction Company the tax-

L. I. Railroad Plans to Stir Rivalry Between Towns

By P. H. WOODWARD.

General Passenger Agent and Chairman Public Relations Committee Long Island Railroad Company.

IN the month of August, 1922, more than 71,000 persons purchased and used monthly commutation tickets to and from the Manhattan and Brooklyn terminals of the Long Island Railroad. This figure does not include the large number of tickets used between local points. What is the reason for this phenomenal growth in permanent population on Long Island?

First—The fifty new passenger cars for 1922 delivery, costing \$1,250,000, were not delivered in time to help out during the peak of the summer season, but they have been received and have already seen service.

Second—The board of directors at a meeting held September 19, 1922, authorized the purchase of ninety additional steel passenger cars and six locomotives, for delivery in 1923. This authority is three months ahead of the usual annual program and will insure placing of contracts early, so that delivery will be made early enough next year to aid in handling the heavy summer traffic.

In other words, there will be 140 more passenger cars in operation in 1923 than were available in 1922. These new cars will furnish seats during commission hours for more than 12,000 riders. The new equipment is being financed by the issuance of equipment trust notes, maturing for ten years, one-tenth of the principal to be paid off annually.

Plans have been completed for the elimination of grade crossings between Hollis and Queens and for the four mile track of that portion of the main line between Hillside and Floral Park. This improvement will cost approximately \$1,500,000, and will accomplish two important things, namely:

Abolition of five grade crossings where highway travel and railroad train movements are both very heavy. Increase facilities for train operation where trains from the Hempstead branch, Oyster Bay branch, Wading River branch and main line all travel over the same track and to and from Jamaica.

The territory between Jamaica and Floral Park is growing very rapidly, and until such time as the city rapid transit lines are extended to the city limits and many business interests of Queens to secure rapid transit for Queensborough. We are in a position to state that the position taken by Mr. Connelly is not only in order to take care of such traffic.

The Long Island Railroad management views with satisfaction the efforts of Borough President Maurice E. Connelly and many business interests of Queens to secure rapid transit for Queensborough. We are in a position to state that the position taken by Mr. Connelly is not only in order to take care of such traffic.

SUBURBAN TRANSACTIONS.

John Crawford sold for Mrs. W. W. Evans, 18 acres of wooded land on the Boston Post road, at Greens Farms, Conn., to Edward C. Birge.

H. Goldschmidt sold for Mrs. Joseph Ruff a two and a half story dwelling and garage on the north side of Senator street, about 215 feet of Fifth avenue, for Henry Mackay.

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Airplanes Waft Buyers to Home Sites in Los Angeles

By THE ODD PARAGRAPHER.

AIRPLANES are now being used to transport prospective buyers to a sub-division in Los Angeles, Cal. The plan, while interesting, undoubtedly is too costly for general adoption through the West and the East is too crowded—at least that excuse will do as well as any other for brokers in and around New York.

This airplane route reflects the progressive spirit of the West and again calls attention to the marked advancement in transportation and the willingness of real estate men to utilize every available means to speed up selling and construction work. Lots have been sold successfully with the aid of motion pictures. Perhaps the next step will be a lot auction by radio. Joseph P. Day and Bryan L. Kennedy please note!

Introducing the "Baby Tax."

Elated over the fact that he had become a father, a certain resident of Mount Prospect, Irwin, N. J., for the manufacture of lacquer, paints and enamels, Louis Schiesinger, Inc. were the brokers. B. Griffen leased the estate of Samuel O. Ocha in Pelham Heights to Harry Susskind of this city for a term of years.

TO DEVELOP JERSEY TRACT.

F. M. Crawley & Brothers sold for the Verona Development Company to Edward C. O'Neill the two blocks on west side of Sunset avenue and east side of Mount Prospect avenue, opposite the grounds of the Mountaintop Golf Club, Verona. The property has a frontage of 1,355 feet. The buyer will improve the tract with single family dwellings.

In the 17th Century and To-day.

After all, the opinions of present day experts on construction, development and town planning are so far advanced over those of the philosophers of a few centuries ago. For instance, the so-called expression by Rene Descartes

Do You Know Him?

He is a real estate broker who does things differently. His business, he declares modestly, has been built up on service, and he makes the proud boast that he serves tenants quite as willingly as he serves owners. Prospective investors or problem connected with real estate, from rent disputes to town planning. So much for that.

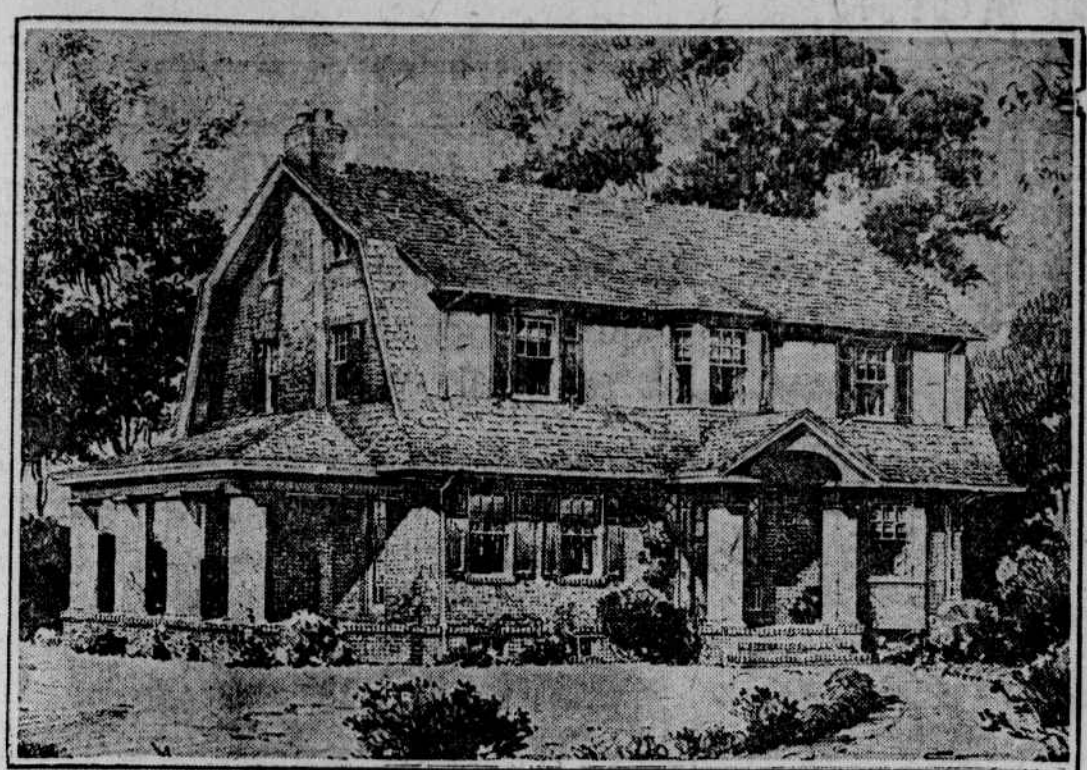
Recently he leased an apartment on Fifteenth, near Fifth avenue, in the building of a bungalow on the roof of that building, possibly for no other reason than to offer a better real estate man who may lose their bearings in the Fifth avenue section after midnight.

Prehistoric Homes.

Discussing the evolution of human dwellings, a writer in the Straus Investors Magazine says: The primitive man went into the earth and sought warmth and protection from elements in pit dwellings. The home was for seven feet and went downward to the top of the pit was placed a firm cover of interlaced branches well lashed with clay and mud. A tunnel, which was used both as an entrance and exit to the dwelling, ran diagonally upward to the surface. Such dwellings were found in Germany as late as the first century of the Christian era.

In this long period from the Neolithic time to our own, the first idea of man, his instinctive liking for round shapes, has never been noticeable, so that he found in prehistoric funeral mounds, in the beehive huts of Ireland, in the great wheel windows of Gothic architecture, cathedral domes, the Roman temples dedicated to Vesta and even in many of the French chateaux of comparatively modern time. Eventually this round form of architecture became subordinate to a shape never found in nature's own work—a square or an oblong. These rectangular forms were developed in the quest for more commodious homes. Experiments showed that a building with corners offered less resistance to the wind per amount of interior area than a round structure. It probably required many centuries of experiments before the Saxons evolved their system of living in great oblong homes.

New Homes Started at Malba. L. I.



"The Abbey," one of 30 new homes to be erected at Malba-on-the-Sound, L. I., has been purchased by William H. Miller of Brooklyn, through Champ & Dasey, sales directors for the Malba Estates Corporation.

NEED A BILLION IN HOUSING LOANS

Queensborough Business Men Appeal to Savings Banks for Assistance.

"The Borough of Queens needs one billion dollars annually for the next ten years for investment in real estate mortgages so that this section of the metropolis may fulfill its destiny as the 'Home Borough' of the city," said P. A. Rowley, treasurer of the Queensboro Chamber of Commerce and vice-president of the Bank of Manhattan Company, at a recent meeting of the executives of the largest savings banks in Manhattan and Brooklyn.

"This borough, possessing every economic advantage as well as the best of rapid transit and with a building program at present which exceeds every other city in the country with two exceptions, is yet handicapped because the officials of some of the larger savings banks in Manhattan and Brooklyn are not aware of these important conditions."

"Queens needs a market annually for the sale of at least 15,000 mortgages ranging from \$2,000 to \$10,000 each on detached and semi-detached dwellings. In this way the big savings institutions of Manhattan and Brooklyn can assist the residents of the congested sections of the city to seek healthful and attractive living quarters. The borough also needs millions annually to finance thousands of multi-family houses and apartment buildings which are to be built."

"It is an interesting fact that of the twenty-one savings banks in Brooklyn fifteen loaned more than \$5,000,000 on Queens mortgages in 1921, while of the thirty savings banks in Manhattan and the Bronx only two invested the small sum of \$33,500 in the borough in that year."

"The life insurance companies during the last two years have loaned more than \$200,000 in Queens mortgages, compared with \$7,700 for the twelve months ended July 1, 1914. This increase reflects the opinion which the officers of these great financial institutions such as the Metropolitan Life Insurance Company, now have of the value of Queens mortgages from the investment standpoint, an opinion which the Queensboro Chamber of Commerce believes should be shared by the officers of every financial institution."

A special committee of the Chamber of Commerce recently entertained a number of executives of banking and loaning institutions of the city at a luncheon and conducted them through the borough on an inspection tour to witness the building opportunities which exist in Queens. On the trip were present James A. Stenhouse, controller of the Bowers Savings Bank; John S. Daly, controller of the Empire Industrial Savings Bank; J. Benson, secretary of the Dime Savings Bank of Brooklyn; and Lauris E. Sutton, controller of the Brooklyn Savings Bank.

600 ELMHURST LOTS WILL BE AUCTIONED

J. P. Day to Sell Sites on Election Day.

Six hundred lots between Elmhurst and Corona and a short distance north of Queens Boulevard will be sold at auction on election day, November 7, by Joseph P. Day, in Parish Hall, Park avenue, and Fifty-fifth street, Elmhurst. The lots are on the Elmhurst and Corona division of the Junction avenue station on the Corona division of the dual subway extension, which is twenty-five minutes from the Grand Central Terminal. The fare trolley line to Manhattan and Brooklyn passes one block from the property. The lots are about midway between the Elmhurst and Corona stations of the Long Island Railroad. Since the operation of the Queensboro subway to Corona and the adoption of the local tax exemption law there has been an extraordinary amount of building in Elmhurst.

SALES IN WESTCHESTER.

Diamond Realty Corporation sold for Miss Charles of Orienta Point her estate of two acres and nine room house at 1000 Westchester and 1000 Westchester, for Charles B. Lane a house on Larchmont avenue to C. Henry Morrison of this city; to Hunter Latimer of this city residence of S. Paula Carlino, Hahn Park, Mamaroneck; to Creighton Ingalls, architect, a Colonial cottage in Larchmont Manor for Richard Cobden, Jr., and in New Rochelle a residence of Mr. Gibbs of Wykendi Park to E. W. Hammons, president of the Educational Films Corporation.

TO SELL 74 BRONX LOTS.

On October 24 Bryan L. Kennedy, Inc., will sell on the premises several four lots on Boston Post road, Baychester, Grace, Edson and Needham avenues, near the Boston & Westchester Railroad. Many of the lots have water and sewers and are on high level property.

AUCTIONEERS OFFER 30 ACRE BRONX LOT

Will Sell Farm Tract as One Unbroken Parcel.

Thirty acres of farmland stretching from Pelham Parkway through to East Chester road will be sold at auction on one parcel on Tuesday, October 31, by the M. Morgenstern Jr. Company and Joseph P. Day. The sale will be held in the Vesey Street Exchange, for the Parities Realty Company, owners. The land fronts on Rhineland, Elberon, Newport, Wilkinton avenues and East Chester road.

Fifty per cent. of the purchase price may remain on mortgage. The property is conveniently located to the White Plains subway station on Pelham Parkway, to the Pelham Parkway station of the New York, Westchester and Boston Railroad and to the Westchester station of the New Haven Railroad. Bus lines pass the property both on East Chester road and Pelham Parkway.

ANOTHER PORT CHESTER SALE.

B. L. Kennedy to Auction 100 Lots for Palmer Estate.

The estate of Nicholas F. Palmer, consisting of 100 lots on King street, Port Chester, will be sold at an executor's auction on election day, November 7, at 2 P. M., on the premises of Bryan L. Kennedy, Inc. The properties are in what is known as the Byram Ridge section and are within a few minutes ride from the center of the town by bus or trolley.

The section is within easy reach of the country club districts in Rye, Harrison and Mamaroneck. The plots are especially adapted for the use of the younger generation of these communities who are seeking an economical home site.

BUYS 600 LOTS IN BAYSIDE.

Developer Will Accelerate Home Building.

R. E. Pendergrast has purchased from the Elmhurst Realty Company the former W. M. Thomas property, consisting of about 600 lots on Broadway, between Flushing and Bayside. The buyer will improve the tract and offer the lots at bargain prices in order to accelerate the improvement with hundreds of homes.

Mr. Pendergrast said he believed there would be great before the expiration of the tax exemption privilege period, April 1, 1923. The tract will be known as Bayside Manor and in addition to lengthy frontages on Broadway it also borders on both sides of Whitestone avenue.

SALE IN RIDGEWOOD.

Joseph P. Day will sell 260 residential building plots in Ridgewood, N. J., on Saturday, October 28. The sale will be held on the premises for the receivers of the Wilsey Realty Company. The properties are reached by the Ridgewood or Hahokus station of the Erie Railroad. The plots are on Upper Ridgewood, Upper Boulevard, Hillcrest avenue and Avondale road, Morningside avenue and other adjacent streets.

DRUMMOND REALTY CORPORATION SELL

Drummond Realty Corporation sold for Miss Charles of Orienta Point her estate of two acres and nine room house at 1000 Westchester and 1000 Westchester, for Charles B. Lane a house on Larchmont avenue to C. Henry Morrison of this city; to Hunter Latimer of this city residence of S. Paula Carlino, Hahn Park, Mamaroneck; to Creighton Ingalls, architect, a Colonial cottage in Larchmont Manor for Richard Cobden, Jr., and in New Rochelle a residence of Mr. Gibbs of Wykendi Park to E. W. Hammons, president of the Educational Films Corporation.

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VILLAGE OF QUEENS HAS RAPID GROWTH

Demand for Private Houses Is Large—Bank Plans to Open Branch.

By GRANVILLE H. ROOME.

Secretary, Bulkeley & Horton Company. The growth of the village of Queens has been phenomenal and to-day there is great demand for private dwellings. Statistics show that in Queens county the number of houses built since January 1 exceeds those of Manhattan, Nassau, Kings and Richmond combined. In most instances houses have been sold before completion.

Adjoining the Vandegrift Farm in Queens Village on the west the Cohasset Realty Company developed the property known as the Vogel Farm, a subdivision comprising some 400 lots, on which there have been erected and are in the course of construction about 100 houses. The transit facilities in Queens are excellent. In addition to the Long Island Railroad and trolley lines a bus line runs from the main station in Jamaica through Hillside avenue to the county line. Under the Mayor's subway plans it is proposed to build a subway paralleling the Pennsylvania tunnels under the river to be continued out through Queens boulevard as far as Hillside avenue, then turning east along Hillside avenue to the county line. It will mean a more tremendous growth along the route of that subway.

Queens Village, which has grown faster than has any other community in the city, has many stores which are doing a thriving business and several more store properties are in the course of construction. Queens Village also contains a national bank and another banking institution is to open a branch in it soon.

It is difficult for any individual living outside of Queens to realize the growth of this borough. Queens Village permits to be seen this growth. The building Bureau reports that up to October 1, 1922, building permits exceeded their banner year, 1921.

REAL ESTATE BOARD REELECTS OFFICERS

Charles G. Edwards Again Heads Organization.

At the annual meeting of the Real Estate Board of New York held last Tuesday, Charles G. Edwards, J. Irving Walsh, Walter Stabler and Irving S. Whiting were reelected, each for a term of three years, to serve on the board of governors.

Immediately after the meeting an organizational meeting of the board of directors was held and the following officers were reelected: Charles G. Edwards, president; Douglas L. Elliman, vice-president; William H. Dolson, secretary; and J. Irving Walsh, treasurer. The officers will serve until the next annual election. Mr. Edwards and Mr. Dolson have each served one year as president and secretary respectively and Mr. Walsh three years as treasurer.

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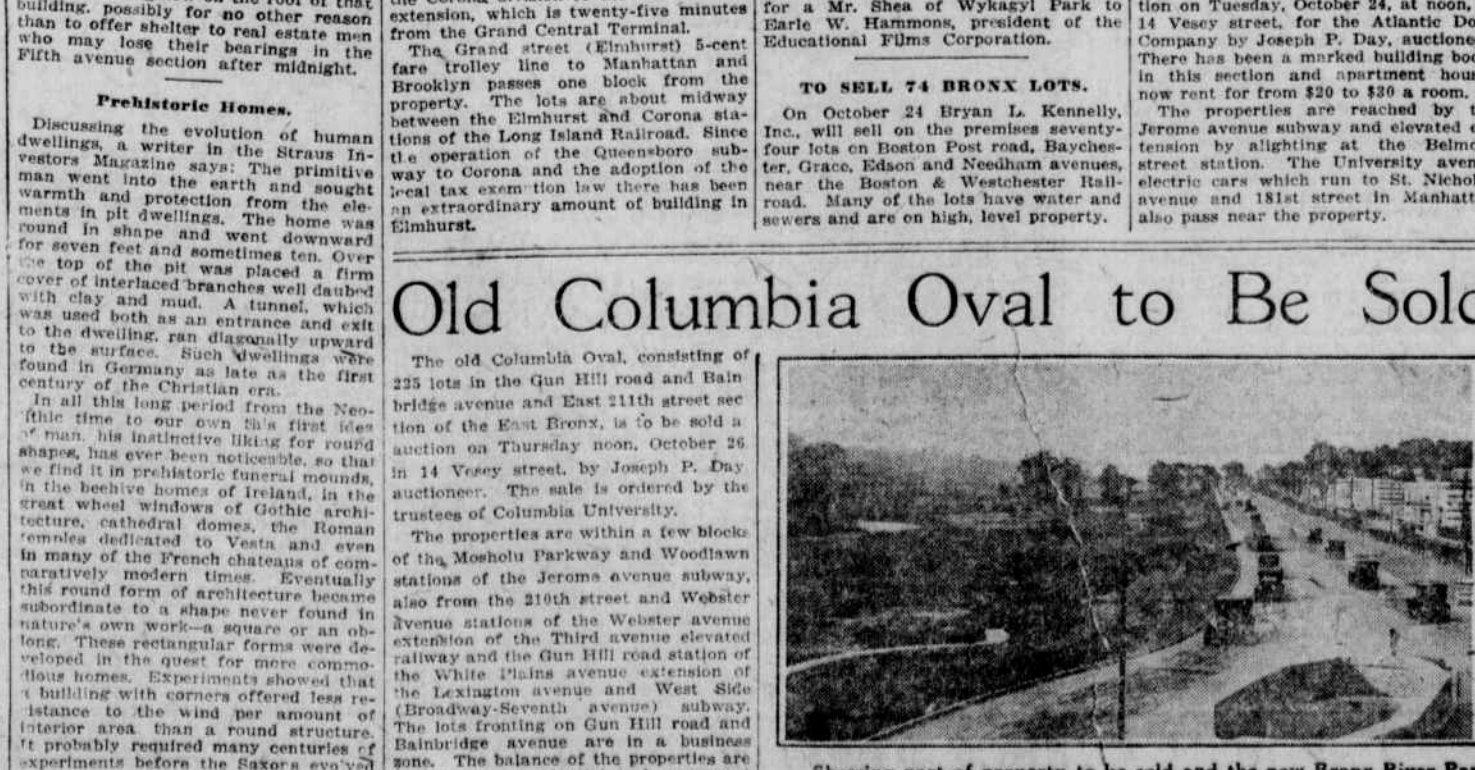
Sixty lots in the Morris Heights section of The Bronx will be sold at auction on Tuesday, October 24, at noon, in 14 Vesey street, for the Atlantic Dock Company by Joseph P. Day, auctioneer. There has been a marked building boom in this section, and the houses now rent for from \$20 to \$50 a month.

The properties are reached by the Jerome avenue subway and elevated extension by alighting at the Belmont street station. The University avenue electric cars which run to St. Nicholas avenue and 181st street in Manhattan, also pass near the property.

Bank Planned for Jackson Heights



Building to be erected for new branch of Corn Exchange Bank, Twenty-fifth street and Roosevelt avenue, Jackson Heights, at subway station.



Showing part of property to be sold and the new Bronx River Parkway on the right.